

Borrower/Client	Jari Lilquist	File No.	706224T
Property Address	4975 Highway 17 Business		
City	Murrells Inlet	County	Georgetown
Lender	St. Fin. Corp.	State	SC
		Zip Code	29576-5652

**TABLE OF CONTENTS**



Letter of Transmittal .....	1
URAR .....	2
Additional Comparables 4-6 .....	8
General Text Addendum .....	9
Building Sketch (Page - 1) .....	10
Subject Photos .....	11
Photograph Addendum .....	12
Photograph Addendum .....	13
Photograph Addendum .....	14
Photograph Addendum .....	15
Comparable Photos 1-3 .....	16
Comparable Photos 4-6 .....	17
Subject Location Map .....	18
Comparable Sales Map .....	19
Flood Map .....	20
Plat Map .....	21
Addendum .....	22
Addendum .....	23
Addendum .....	24
Addendum .....	25

CSC Appraisers, Inc.  
P.O. Box 50361  
Myrtle Beach, SC 29579

June 14, 2007

St. Fin. Corp.  
5 Mason, Suite 200  
Irvine, CA 92613

Re: Property: 4975 Highway 17 Business  
Murrells Inlet, SC 29576-5652  
Borrower: Jari Lillquist  
File No.: 706224T

In accordance with your request, we have completed an appraisal of the property at:

**4975 Highway 17 Business  
Murrells Inlet, SC 29576**

The purpose of this Valuation is to estimate the market value of the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

In my opinion, the estimated market value of the property as of **June 13, 2007** is:

**\$800,000.00  
Eight Hundred Thousand Dollars**

The attached Summary report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject.

The Scope of work for this appraisal was to inspect the subject property; to research county records for current ownership, prior sales and the restrictions of the property. Also, I researched the subject's market to determine the most recent similar and proximate sales that have closed, for determining Market Value, by use of Sales Comparison Approach. Further, I used the Marshall and Swift Residential Handbook to determine Cost Approach Value. Finally, I reconciled the values to determine my Opinion of Value as of the date of this appraisal. This Valuation was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The value conclusions reported are as of the effective date stated in the body of the report and contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me if we can be of additional service to you.

Sincerely,

  
Tracy Howard  
CSC Appraisers, Inc.

Uniform Residential Appraisal Report

File # 706224T

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address	4975 Highway 17 Business	City	Murrells Inlet	State	SC	Zip Code	29576-5652
Borrower	Jari Lillquist	Owner of Public Record	Jari & Deborah Lillquist	County	Georgetown		
Legal Description	60-1 Eason Acres						
Assessor's Parcel #	41-0125-084-00-00	Tax Year	2006	R.E. Taxes \$	1,757.10		
Neighborhood Name	Eason Acres	Map Reference	43 PP 34	Census Tract	9805.01		
Occupant	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant	Special Assessments \$	0	<input type="checkbox"/> PUD	HOA \$	0	<input type="checkbox"/> per year <input type="checkbox"/> per month
Property Rights Appraised	<input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)						
Assignment Type	<input type="checkbox"/> Purchase Transaction <input checked="" type="checkbox"/> Refinance Transaction <input type="checkbox"/> Other (describe)						
Lender/Client	St. Fin. Corp.	Address	5 Mason, Suite 200, Irvine, CA 92613				
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
Report data source(s) used, offering price(s), and date(s). No data in MLS.							

I ☐ did ☐ did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price \$	Date of Contract	Is the property seller the owner of public record?	<input type="checkbox"/> Yes <input type="checkbox"/> No	Data Source(s)
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? <input type="checkbox"/> Yes <input type="checkbox"/> No				
If Yes, report the total dollar amount and describe the items to be paid.				

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics		One-Unit Housing Trends		One-Unit Housing		Present Land Use %
Location	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit 65 %
Built-Up	<input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit 5 %
Growth	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	140	Low New	Multi-Family 5 %
Neighborhood Boundaries	The subject's neighborhood is bounded by the Horry County line to the North, Highway 17 bypass to the West, Main Creek/Inlet to the East and North Causeway to the South.			3,199	High 65+	Commercial 10 %
Neighborhood Description	The subject is located in a suburban residential neighborhood that is primarily improved with single family homes of average to good quality and appeal. All necessary amenities are located within a convenient distance. Appeal is good due to numerous golf courses, proximity to the beaches of the Atlantic Ocean and Inlet/Channel.			400	Pred. 20+	Other 15 %
Market Conditions (including support for the above conclusions)	See attached addenda.					

Dimensions 55 x 161 x 56 x 158 (See Attached Plat Map) Area 0.20 +/- Acre Shape Basically Rectangular View Inlet Front

Specific Zoning Classification GR Zoning Description General Residential

Zoning Compliance ☒ Legal ☐ Legal Nonconforming (Grandfathered Use) ☐ No Zoning ☐ Illegal (describe)

Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? ☒ Yes ☐ No If No, describe

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site improvements - Type	Public	Private
Electricity	<input checked="" type="checkbox"/>		Water	<input checked="" type="checkbox"/>	Street Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/> Propane / Fireplace	Sanitary Sewer	<input checked="" type="checkbox"/>	Alley None	<input type="checkbox"/>	<input type="checkbox"/>
FEMA Special Flood Hazard Area	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	FEMA Flood Zone	VE	FEMA Map #	4500850166E	FEMA Map Date	10/16/1992
Are the utilities and off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe							
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe							
FEMA indicates that the subject is in a designated flood zone (See Attached Flood Map). This is typical in the subject's market place and does not have a negative effect on marketability. No other apparent adverse easements or conditions were noted at the time of inspection. Site dimensions and/or flood zones are not warranted by the appraiser.							

General Description		Foundation	Exterior Description	materials/condition	Interior	materials/condition			
Units	<input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Crawl Space	Foundation Walls	Brick Veneer / Avg	Floors	Vinyl, Carpet / Avg			
# of Stories	1	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	Wood, BV / Avg	Walls	Pnt Drywall / Avg			
Type	<input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area	0 sq.ft.	Roof Surface	Comp Shingle / Avg	Trim/Finish	Pnt Wood / Avg		
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.		Basement Finish	0 %	Gutters & Downspouts	None	Bath Floor	Vinyl, Carpet / Avg		
Design (Style)	Ranch	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	WdDblHng, Csmt/Avg	Bath Wainscot	Fiberglass, Tile / Avg			
Year Built	1960	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	No / Yes / Avg	Car Storage	<input type="checkbox"/> None			
Effective Age (Yrs)	20	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	Yes / Average	<input checked="" type="checkbox"/> Driveway	# of Cars	2		
Attic	<input type="checkbox"/> None	Heating	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> Woodstove(s) #	0	Driveway Surface	Concrete	
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs		<input type="checkbox"/> Other	Fuel Electric	<input checked="" type="checkbox"/> Fireplace(s) #	1	Fence	<input checked="" type="checkbox"/> Garage	# of Cars	1
<input type="checkbox"/> Floor	<input checked="" type="checkbox"/> Scuttle	Cooling	<input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck	2Dcks	Porch	<input type="checkbox"/> Carport	# of Cars	
<input type="checkbox"/> Finished <input type="checkbox"/> Heated		<input type="checkbox"/> Individual <input checked="" type="checkbox"/> Other C-Fans	<input type="checkbox"/> Pool	<input type="checkbox"/> Other			<input checked="" type="checkbox"/> Att.	<input type="checkbox"/> Det.	<input type="checkbox"/> Built-in
Appliances <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input checked="" type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)									
Finished area above grade contains: 6 Rooms 2 Bedrooms 2 Bath(s) 1,547 Square Feet of Gross Living Area Above Grade									
Additional features (special energy efficient items, etc.). See attached addenda.									

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). The subject is an average quality Ranch style home in average condition for effective age, with no deferred maintenance at time of inspection that required immediate attention. No functional or external inadequacies were noted at time of inspection that would have an adverse impact on value on and/or marketability.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? ☐ Yes ☒ No If Yes, describe

Property was built in 1960, therefore it is likely that Lead base paint is present. No other adverse environmental conditions were noted or observed at the time of inspection. However, the appraiser is not trained in environmental issues and does not warrant the site free of environmental hazards and/or adverse conditions.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? ☒ Yes ☐ No If No, describe

## Uniform Residential Appraisal Report

File # 706224T

There are 19 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 679,900 to \$ 2,499,000	
There are 14 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 250,000 to \$ 2,675,000	
FEATURE	SUBJECT
Address	5075 Highway 17 Business
	Murrells Inlet, SC 29576-5652
Proximity to Subject	0.22 miles SW
Sale Price	\$ 1,300,000
Sale Price/Gross Liv. Area	\$ 722.22 sq.ft.
Data Source(s)	MLS # 207127, Exterior Insp.
Verification Source(s)	Deed Ref # 0147/0126
VALUE ADJUSTMENTS	DESCRIPTION
Sales or Financing	Conventional
Concessions	None Noted
Date of Sale/Time	08/08/2006
Location	Murrells Inlet
Leasehold/Fee Simple	Fee Simple
Site	0.20 +/- Acre
View	Inlet Front
Design (Style)	Ranch
Quality of Construction	Avg / Wood, BV
Actual Age	47 Years
Condition	Avg for eff age
Above Grade	Total Bdrms. Baths
Room Count	6 2 2
Gross Living Area	1,547 sq.ft.
Basement & Finished	No Basement
Rooms Below Grade	0
Functional Utility	Average 2 Bed
Heating/Cooling	HVAC
Energy Efficient Items	Avg Efficiency
Garage/Carport	1 Car Att Garg
Porch/Patio/Deck	2 Wood decks
Fireplaces	1 Fireplace
Additional	Dock
Net Adjustment (Total)	\$ -466,475
Adjusted Sale Price of Comparables	\$ 833,525
<input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain	
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.	
Data Source(s) Public Records	
My research <input checked="" type="checkbox"/> did <input type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.	
Data Source(s) Public Records (See Below)	
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).	
ITEM	SUBJECT
Date of Prior Sale/Transfer	No prior sales within 3 Yrs
Price of Prior Sale/Transfer	\$10.
Data Source(s)	Public Records
Effective Date of Data Source(s)	June 13, 2007
Analysis of prior sale or transfer history of the subject property and comparable sales No prior sales for the subject within three years, per public records.	
Comparable # 2's previous transfers do not appear to arms length transactions. No other sales for comparables within one year, per public records.	
Summary of Sales Comparison Approach See attached addenda.	
Indicated Value by Sales Comparison Approach \$ 800,000	
Indicated Value by: Sales Comparison Approach \$ 800,000 Cost Approach (if developed) \$ 625,822 Income Approach (if developed) \$	
Most weight was placed on the Sales Comparison Approach, which usually reflects the thinking and behavior of the typical buyer. It is typical along the Atlantic Coast for home to sell for higher value than it would cost to build (Cost Approach value). This sometimes is due to lack buildable site that is of the desired size, shape or location. It is also due to buyer's desire to enjoy the home now, instead of waiting for it to be built.	
This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: This valuation is to be used by 1st	
Rate Appraisals, for lending purposes only and is based on subject's "AS IS" condition, with tile free and clear of all liens and encumbrances.	
Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is	
\$ 800,000, as of June 13, 2007, which is the date of inspection and the effective date of this appraisal.	

Uniform Residential Appraisal Report

File # 706224T

Site value was determined from similar land sales and listings on the Inlet front and in the subject's market place.

Sales Include

MLS #	Site Size	Sale Date	Sale Price
632024	0.25+/- Acre	03/16/2007	\$425,000. (22 feet of Inlet frontage)
111121	0.33+/- Acre	06/01/2004	\$625,000.
138187	0.59+/- Acre	07/22/2005	\$555,000.
164962	0.53+/- Acre	07/08/2004	\$760,000.

Active Listings Include

MLS #	Site Size	List Price
705836	0.15+/- Acre	\$599,000. (4318 Highway 17 Business)
630614	0.55+/- Acre	\$850,000. (5131 Highway 17 Business)
713893	0.25+/- Acre	\$599,900. (Same location as sale # 1)
705624	0.20+/-Acre	\$975,000.

ADDITIONAL COMMENTS

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) Site value is based on land sales in the subject's area (see additional comment's above). Land value of \$500,000. (see above) is approximately 79% of total Cost Value. This site value is more than 50% of the total cost value, due to Inlet front location.

COST APPROACH

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	= \$	500,000
Source of cost data Marshall & Swift Residential Cost Handbook & Local Builders	DWELLING 1,547 Sq.Ft. @ \$ 87.46	= \$	135,301
Quality rating from cost service Avg Effective date of cost data 12/2006	0 Sq.Ft. @ \$	= \$	
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	See Additional Features Section	= \$	18,320
The actual age is 47 years, effective age is 20 years, with remaining economic life estimated to be 45 +/- years. The physical depreciation is based on the age-life method and includes long lived items.	Garage/Carport 352 Sq.Ft. @ \$ 24.50	= \$	8,624
	Total Estimate of Cost-New	= \$	162,245
	Less Physical Functional External		
	Depreciation 49,923	= \$(	49,923)
	Depreciated Cost of Improvements	= \$	112,322
	"As-Is" Value of Site Improvements	= \$	13,500
Estimated Remaining Economic Life (HUD and VA only) 45 Years	INDICATED VALUE BY COST APPROACH	= \$	625,822

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$	X Gross Rent Multiplier	= \$	Indicated Value by Income Approach
Summary of Income Approach (including support for market rent and GRM)			

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? ☐ Yes ☐ No Unit type(s) ☐ Detached ☐ Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project

Total number of phases	Total number of units	Total number of units sold
Total number of units rented	Total number of units for sale	Data source(s)

Was the project created by the conversion of existing building(s) into a PUD? ☐ Yes ☐ No If Yes, date of conversion.

Does the project contain any multi-dwelling units? ☐ Yes ☐ No Data Source

Are the units, common elements, and recreation facilities complete? ☐ Yes ☐ No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association? ☐ Yes ☐ No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.